



43,500 SF OFFICE BUILDING FOR SALE

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BUSINESS TERMS

ASKING PRICE	\$8,500,000
DEPOSIT	\$250,000
STUDY PERIOD	60 DAYS
CLOSING	30 DAYS
CALL FOR OFFERS DUE	ROLLING

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EXECUTIVE SUMMARY

CPG Realty, LLC, as exclusive representative of the Seller, is pleased to present **15901 Frederick Road in Rockville, Maryland**—a highly visible owner-user opportunity ideally suited for a corporate headquarters, professional office, or conversion to medical use.

Prominently located at the intersection of **Frederick Road (MD 355) and Redland Road**, directly across from the entrance to King Farm and near the Shady Grove Metro station, the 2.294-acre Property is improved with a modern, **three-story, 43,500-square-foot office building and approximately 130 surface parking spaces**. The building's size, prominent identity, convenient access, and generous parking make it particularly well suited for a single corporate user or medical-office conversion.

The Seller has substantially vacated the building, providing an opportunity for **near-term occupancy and customization**. The Property also benefits from an existing AT&T rooftop lease and three drive-through ATMs along its western boundary, providing valuable **supplemental income**.

The surrounding area offers **excellent access to transit, major employment centers, and nearly one million square feet of retail amenities**. Nearby King Farm Village Center and Upper Rock feature a wide range of shopping, dining, and services, including MOM's Organic Market, Home Depot, Best Buy, and numerous restaurants.

In addition to its immediate owner-user potential, the Property is zoned CR-2.0, C-1.5, R-1.5, H-200, preserving the ability to pursue residential redevelopment in the future. **This combination of near-term usability, supplemental income, and long-term redevelopment optionality makes 15901 Frederick Road a compelling opportunity in one of Montgomery County's most established and desirable submarkets.**



PROPERTY OVERVIEW

ADDRESS	15901 Frederick Rd, Rockville, MD 20855
PARCELS ID	09-03413011
MUNICIPALITY	Montgomery County
PROPERTY SIZE	2.29 Acres
BUIDLING SIZE	43,500 SF
YEAR BUILT	2005
STORIES	3
PARKING	130 Spaces
ZONING	CR 200 R 1.5
EXISTING LEASE	New Cingular Wireless PCS, LLC Lease for rooftop cellular communication equipment which expires 2031
LOCATION	Located approximate to Interstate 270 and within a mile of Interstate 370/Maryland Route 200
FUTURE DEVELOPMENT	149,899.5 SF as 100% Residential, or 199,688 SF as Mixed Use

DEMOGRAPHICS *BASED ON 3 MILE RADIUS



118,767
POPULATION



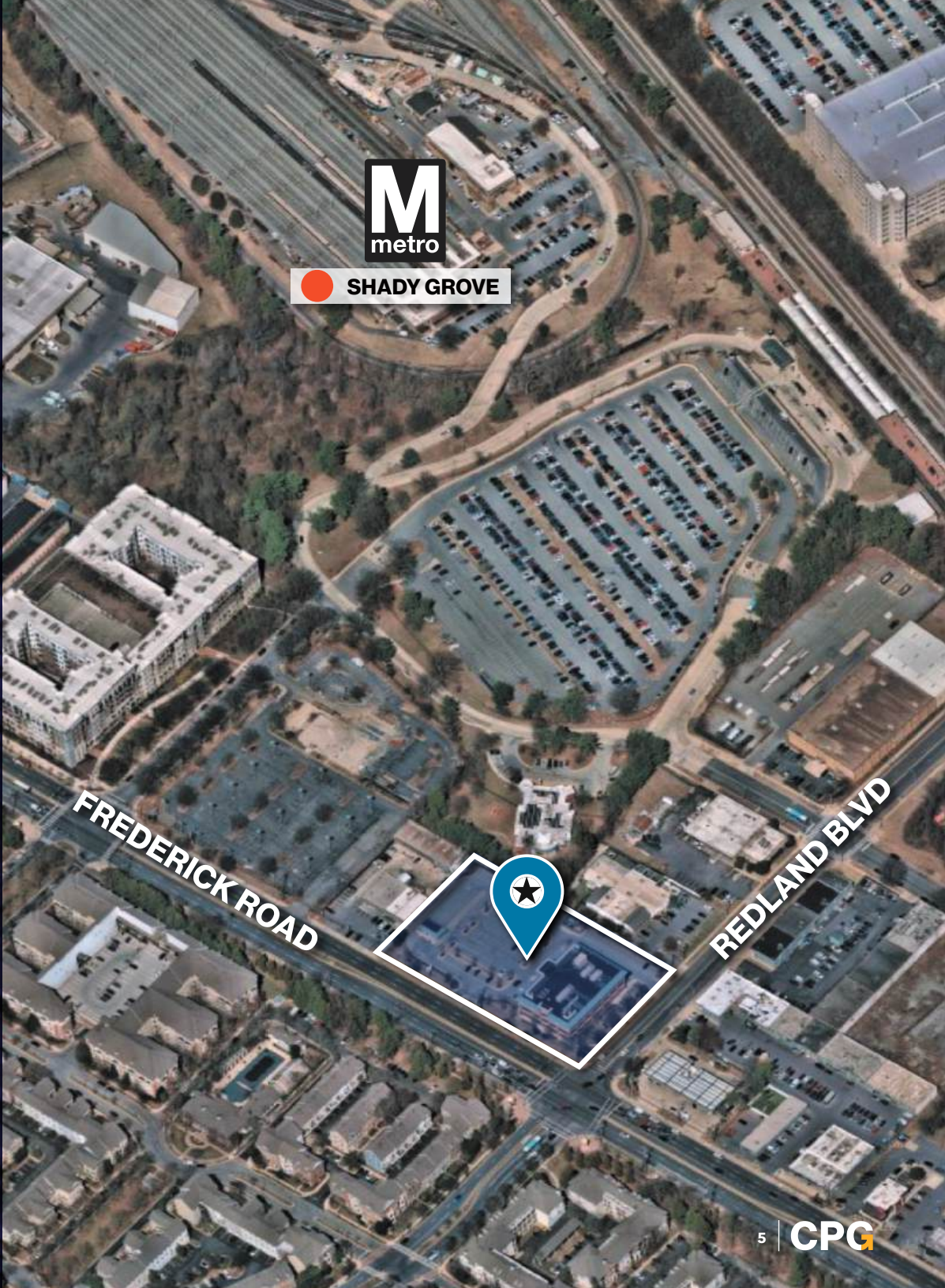
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AVERAGE
INCOME



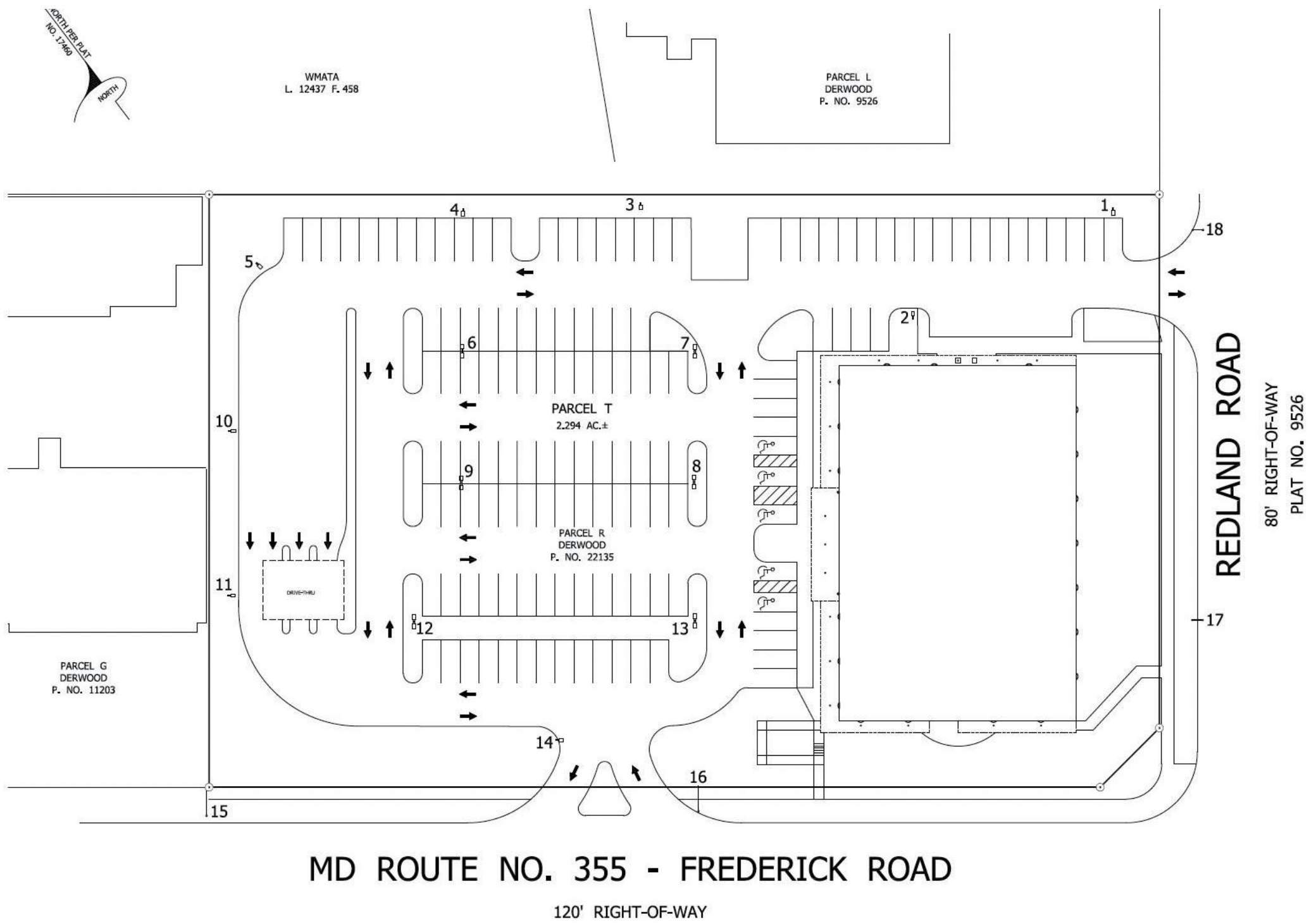
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HOUSEHOLDS



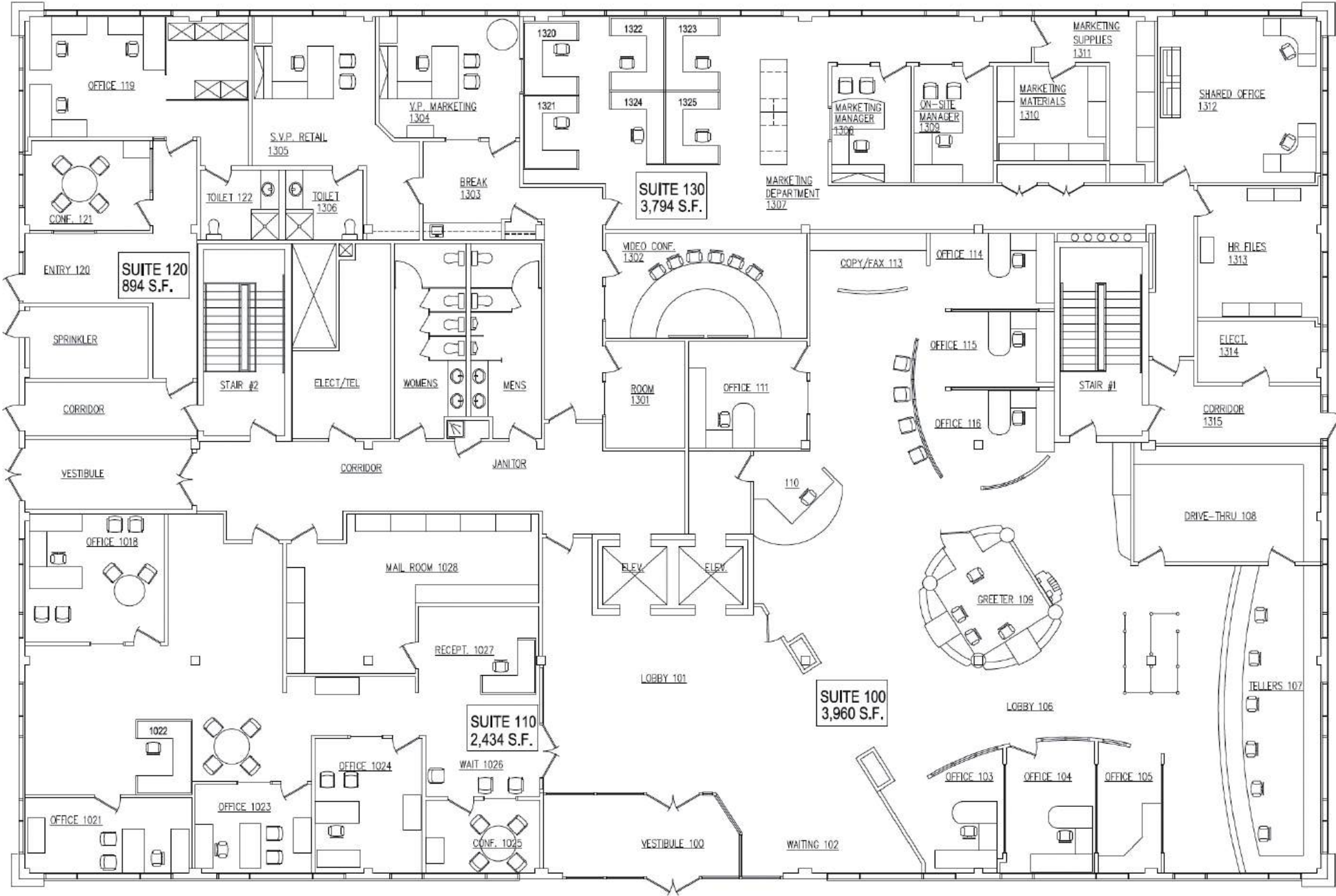
10,710
BUSINESSES



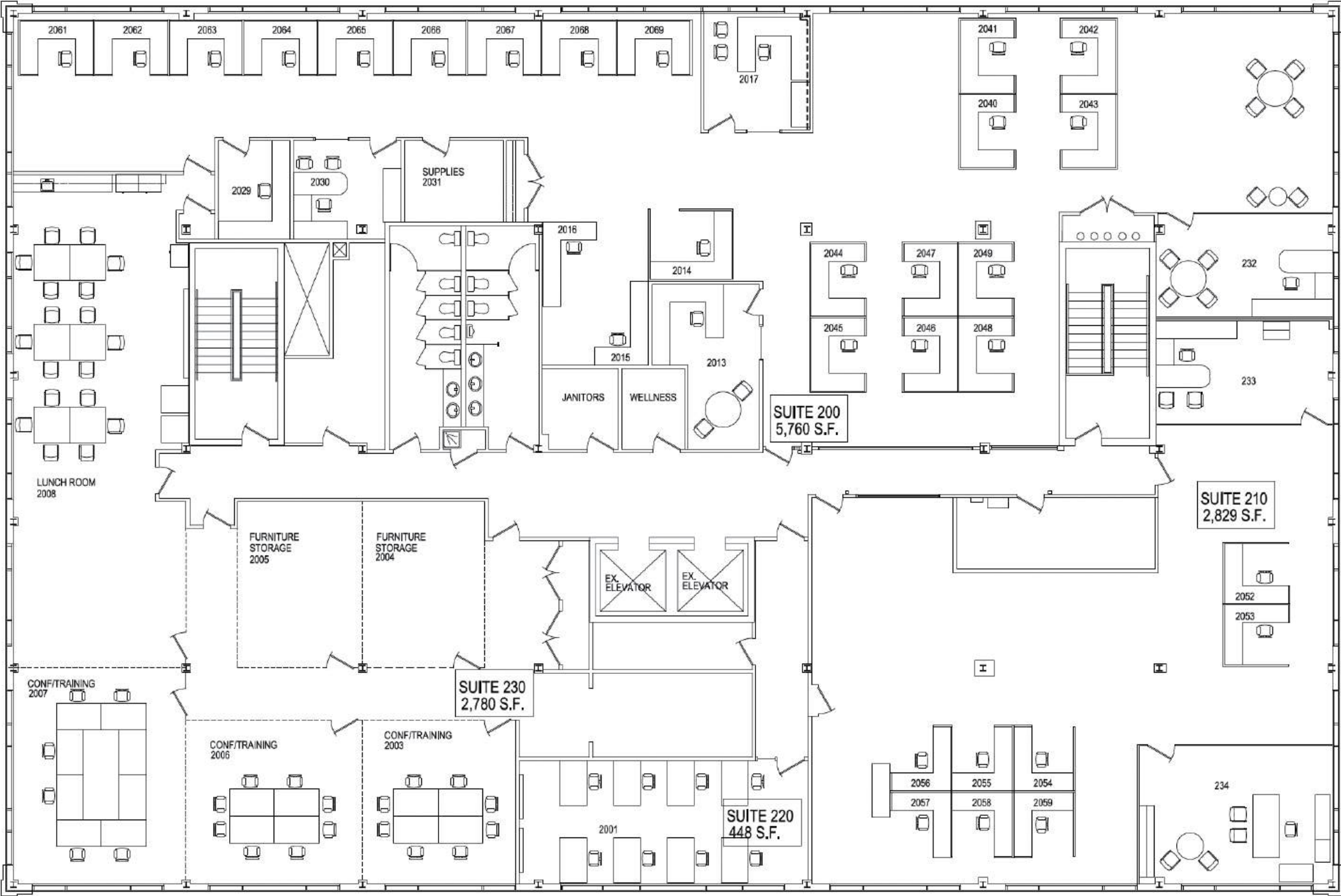
SITE PLAN



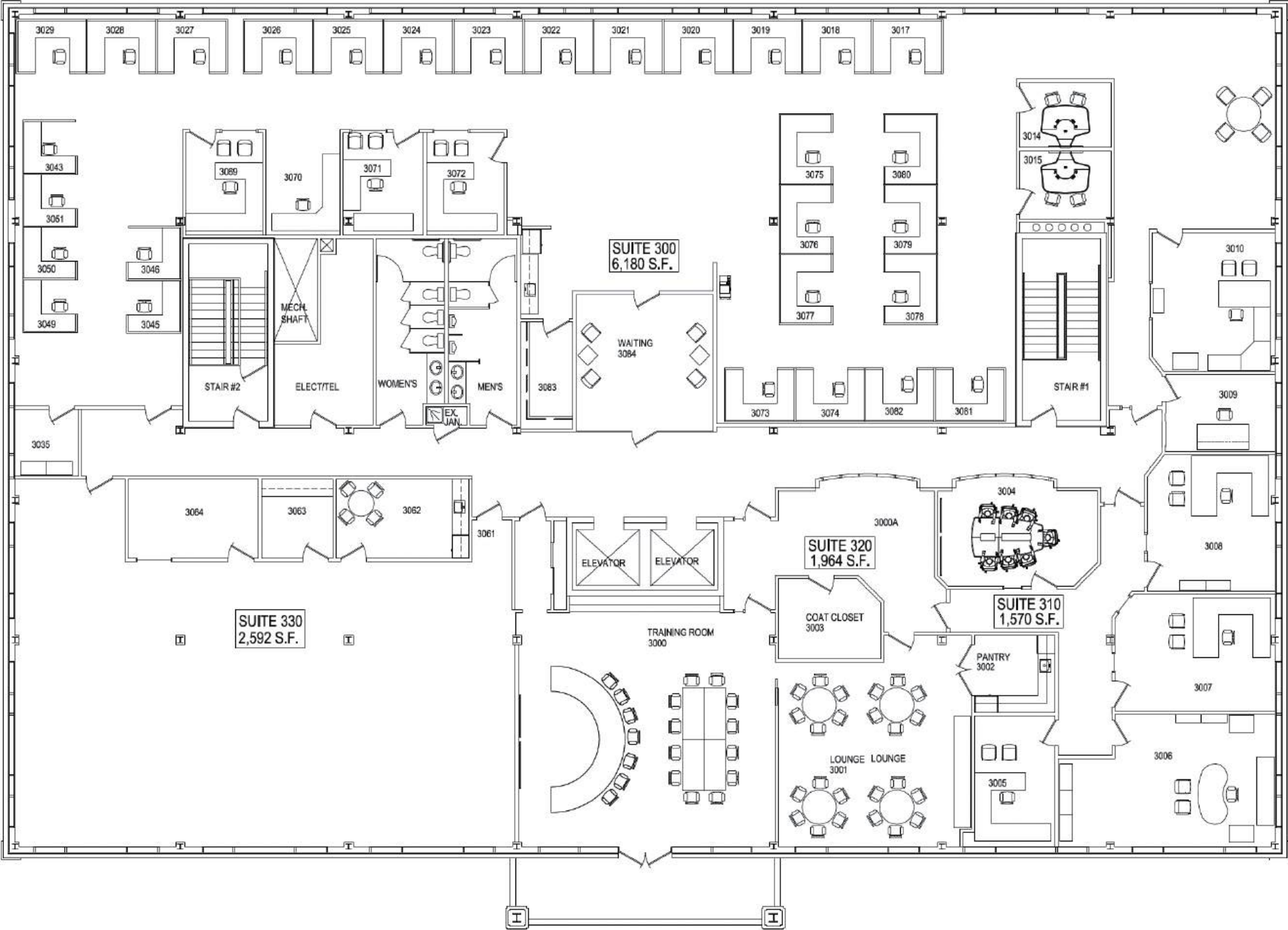
FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | SECOND FLOOR



FLOOR PLAN | THIRD FLOOR



PHOTOS INTERIOR



MARKET SUMMARY

Rockville, Maryland is one of Montgomery County's most established commercial and employment centers, strategically positioned along the I-270 Technology Corridor and Rockville Pike (MD-355). The city benefits from a highly educated workforce and a strong concentration of life sciences, biotechnology, technology, healthcare, government, and professional-service employers, reinforcing its position as a key economic hub within the Washington, D.C. metropolitan area. Rockville offers excellent regional connectivity through I-270, MD-355, the Capital Beltway, and multiple transit options, including the Rockville and Twinbrook Metro stations; Rockville Station also provides MARC and Amtrak service.

The market is supported by an extensive retail and amenity base along Rockville Pike, including Rockville Town Center, Congressional Plaza, Federal Plaza, and the growing Twinbrook Quarter mixed-use district. Recent development continues to add residential density and retail activity, highlighted by Twinbrook Quarter, where the first phase includes 452 apartments and approximately 106,000 square feet of commercial space anchored by Wegmans, with additional phases planned. Continued investment in transit-oriented development, housing, and mixed-use redevelopment positions Rockville for long-term growth and supports sustained demand for well-located commercial real estate.

WASHINGTONIAN CENTER



SHADY GROVE METRO STATION



PIKE & ROSE





RIO LAKEFRONT

- AMC THEATRES
- DICK'S SPORTING GOODS
- TARGET
- BARNES & NOBLE
- CHIPOTLE MEXICAN GRILL

UPPER ROCK SHOPPING CENTER

- MOM'S Organic Market
- FIREHOUSE SUBS
- CAVA
- CVS pharmacy

THE GROVE SHOPPING CENTER

- Giant SUBWAY
- STARBUCKS
- TRUIST
- McDonald's

DOWNTOWN CROWN

- SEPHORA
- lululemon
- &pizza
- LA FITNESS
- Bath & Body Works
- RUTH'S CHRIS STEAK HOUSE
- Harris Teeter

KING FARM VILLAGE CENTER

- SUBWAY
- SAFeway
- hair cutters
- BAJA FRESH MEXICAN GRILL

ROCKVILLE TOWNCENTER

- BUFFALO WILD WINGS
- FIVE GUYS BURGERS and FRIES
- LEBANESE TAVERNA
- FIRST WATCH THE DAYTIME CAFE
- STARBUCKS
- Bonchon

FALLSGROVE VILLAGE CENTER

- WING STOP
- AT&T
- Panera BREAD
- SAFeway

RETAIL MAP

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